WARRANTY DEED

Karen Johnson Davidson County
Batch# 634874 **DEEDWARR**
05/12/2021 03:29:26 PM 2 pgs
Fees: $13.00 Taxes: $1,220.63

20210512-0064295

MJ-SB-ALINA-21-806-302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Pavlo Gilchuk and Iuliia Gilchuk	**Wyndham Capital Mortgage, Inc.**	
(NAME)	(NAME)	
806 Olympic Street, Unit 302	**6115 Park South Drive, Suite 200**	**105-02-3F-302.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Charlotte, NC 28210**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **806 OLYMPIC LLC, A MICHIGAN LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAVLO GILCHUK AND IULIIA GILCHUK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 302 of Alina, a Condominium established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium, of record in Instrument Number 20200415-0039348 and amended in Instrument Number 20200609-0058742, Instrument No. 20200721-0079746, Instrument No. 20200727-0082071, Instrument No. 20200827-0097052, Instrument No. 20201030-0127250 and Instrument No. 20210309-0030977, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration of Condominium; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration of Condominium.

Together with the special rights to use the limited common elements as set out in the Declaration of Condominium for Alina, a Condominium and certain parking space number P-30.

Being the same property conveyed to 806 Olympic LLC, a Michigan limited liability company by Special Warranty Deed from Kimberly R. Dano, Trustee of the Dano Family Investment Services Trust, of record in Instrument No. 20181218-0122973, Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 18, 2018.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 94 and Book 57, Page 100, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20200415-0039348, amended in Instrument No. 20200609-0058742, Instrument No. 20200721-0079746, Instrument No. 20200727-0082071, Instrument No. 20200827-0097052, Instrument No. 20200827-0097047, Instrument No. 20201003-0127250, and Instrument No. 20210309-0030977 Register's Office for Davidson County, Tennessee.
- First Amendment to Bylaws of record in Instrument Number 20200827-0097047, in the Register's Office for Davidson County, Tennessee.
- Restriction for Storm Water Facilities and Systems of record in Instrument No. 20200827-0097543, in the Register's Office for Davidson County, Tennessee.
- Easements retained by Metropolitan Government of Nashville and Davidson County in Ordinance 098-1235.
- Deed Restrictions of record in Book 4579, Page 874, in the Register's Office for Davidson County,

Tennessee.
• Restrictions for Edgehill Urban Renewal Project of record in Book 4220, Page 723 and Book 6236, Page 263, in the Register's Office for Davidson County, Tennessee.
• Dedication of Public Right of Way of record in Instrument No. 20190207-0011860, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **806 Olympic Street, Unit 302, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 10th DAY OF MAY, 2021.

806 Olympic LLC, a Michigan limited liability company

BY:_____
Laura Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared LAURA MITCHELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of 806 OLYMPIC LLC, A MICHIGAN LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 10th of May, 2021.

_____
Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212